Map	Block	Lot		CARD			Total Card / Total Parcel
098.0	0002	0001.0	1 of 1		Residential	APPRAISED:	848,600 / 848,600
					ARLINGTON	USE VALUE:	848,600 / 848,600
						ASSESSED:	848,600 / 848,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		LOVELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHUMACHER KIMBERLEE T
Owner 2:	
Owner 3:	
Street 1:	19 LOVELL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONNACI ROBERT/BRENDA -
Owner 2:	-
Street 1:	19 LOVELL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,393 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2029 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9393.000	356,500	800	491,300	848,600
Total Card	0.216	356,500	800	491,300	848,600
Total Parcel	0.216	356,500	800	491,300	848,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.19 | /Parcel: 418.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63665
GIS Ref	
GIS Ref	
Insp Date	10/22/18

!7942!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,500	800	9,393.	491,300	848,600	848,600	Year End Roll	12/18/2019
2019	101	FV	281,600	0	9,393.	491,300	772,900	772,900	Year End Roll	1/3/2019
2018	101	FV	281,600	0	9,393.	421,100	702,700	702,700	Year End Roll	12/20/2017
2017	101	FV	281,600	0	9,393.	393,000	674,600	674,600	Year End Roll	1/3/2017
2016	101	FV	281,600	0	9,393.	336,900	618,500	618,500	Year End	1/4/2016
2015	101	FV	264,200	0	9,393.	301,800	566,000	566,000	Year End Roll	12/11/2014
2014	101	FV	264,200	0	9,393.	279,300	543,500	543,500	Year End Roll	12/16/2013
2013	101	FV	264,200	0	9,393.	266,300	530,500	530,500		12/13/2012

PRINT

Date	Time
12/10/20	22:32:23

LAST REV

Date	Time
06/19/19	14:04:39
apro	
7942	

USER DEFINED

Prior Id # 1:	63665
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONNACI ROBERT/	72431-307	1	4/8/2019		860,000	No	No		
WILLOUGHBY DAVI	44487-168		1/14/2005		517,000	No	No		
LEUNG DAVID O &	30669-313		9/17/1999		309,000	No	No		
	12299-411		9/29/1972		33,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2016	2108	Redo Bat	10,000	O				
1/12/2012	51	Redo Bat	15,000					COMPLETE REDO EXIS

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	CC	Chris C
6/11/2012	Info Fm Prmt	BR	B Rossignol
3/3/2009	Meas/Inspect	163	PATRIOT
6/25/2005	MLS	HC	Helen Chinal
12/10/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9393		Sq. Ft.	Site		0	70.	0.75	4									491,252						491,300	

Total AC/HA:	0.21563	Total SF/SM:	9393	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	491,252	Spl Credit		Total:	491,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30055761
Const Adj.:	0.99495000
Adj $ / SQ:	135.869
Other Features:	90750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399688
Depreciation:	43166
Depreciated Total:	356522

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

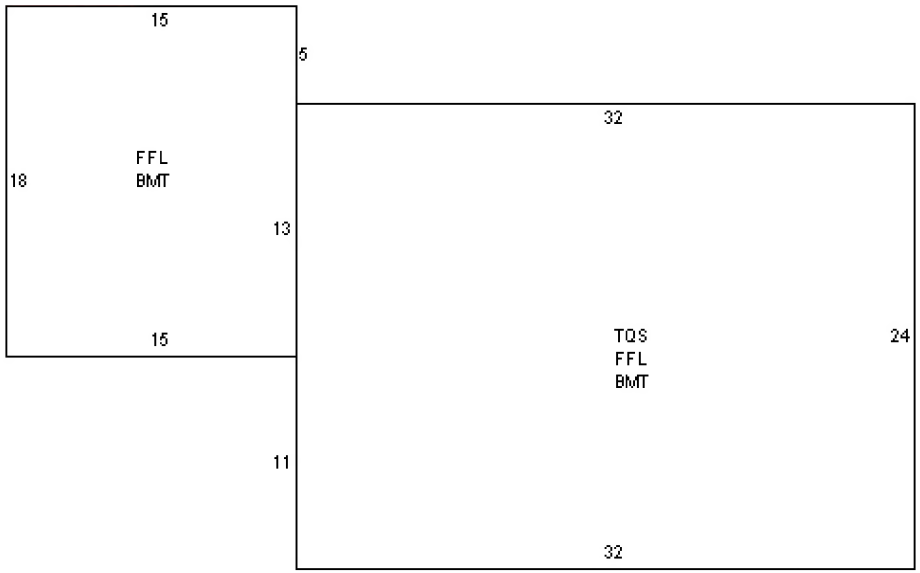
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.46
Special Features:	0	Val/Su Net:	134.43
Final Total:	356500	Val/Su SzAd	220.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,038	51.360	53,310
FFL	First Floor	1,038	135.870	141,032
TQS	3/4 Story	576	135.870	78,261

Net Sketched Area:	2,652		Total:	272,603	
Size Ad	1614	Gross Are	2844	FinArea	2029

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						
19	Patio	D	Y	1	16X16	A	AV	2000	3.71	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800